052.0	0001	0008.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	784,300 /	784,300
					USE VALUE:	784,300 /	784,300
					ASSESSED:	784,300 /	784,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		WILLOW CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ELIOT COMMUNITY HUMAN SERVICES	
Owner 2:	INC	
Owner 3:		
Street 1:	125 HARTWELL AVE	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02421	Type:

PREVIOUS OWNER

Owner 1:	LALLY MARC F--ETAL TRS -
Owner 2:	MYSTIC VALLEY MENTAL HEALTH -
Street 1:	125 HARTWELL AVE
Twn/City:	LEXINGTON
St/Prov:	MA / Cntry:
Postal:	02421

NARRATIVE DESCRIPTION

This parcel contains 4,576 Sq. Ft. of land mainly classified as Housing, Oth with a Multi-Conver Building built about 1875, having primarily Vinyl Exterior and 2269 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
959	4576.000	394,200		390,100	784,300
Total Card	0.105	394,200		390,100	784,300
Total Parcel	0.105	394,200		390,100	784,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 345.66 | /Parcel: 345.6

Legal Description

User Acct 35740

GIS Ref

GIS Ref

Insp Date 05/02/00

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 052.0-0001-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	959	FV	394,300	0	4,576.	390,100	784,400	784,400	Year End Roll	12/18/2019
2019	959	FV	320,700	0	4,576.	390,100	710,800	710,800	Year End Roll	1/3/2019
2018	959	FV	320,700	0	4,576.	261,900	582,600	582,600	Year End Roll	12/20/2017
2017	959	FV	300,400	0	4,576.	250,800	551,200	551,200	Year End Roll	1/3/2017
2016	905	FV	300,400	0	4,576.	228,500	528,900	528,900	Year End	1/4/2016
2015	905	FV	249,600	0	4,576.	183,900	433,500	433,500	Year End Roll	12/11/2014
2014	905	FV	249,600	0	4,576.	164,400	414,000	414,000	Year End Roll	12/16/2013
2013	905	FV	259,700	0	4,576.	156,000	415,700	415,700		12/13/2012

!4301!

PRINT

Date	Time
12/10/20	19:20:12

LAST REV

Date	Time
02/07/19	08:51:14

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4301

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LALLY MARC F--E	72178-237	1	1/30/2019	Involv Chari	99	No	No		
	18790-401		12/1/1987		285,000	No	No		Y

USER DEFINED

Prior Id # 1:	35740
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/4/2001	41	Alterati	8,200	C				FIRE ESCAPE/DOOR

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2000	Measured	263	PATRIOT
11/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
959	Housing, Oth		4576		Sq. Ft.	Site		0	70.	1.22	11									390,095						390,100	

Total AC/HA: 0.10505 | Total SF/SM: 4576 | Parcel LUC: 959 | Housing, Oth | Prime NB Desc: ARLINGTON | Total: 390,095 | Spl Credit | Total: 390,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.11275887
Const Adj.:	0.98010004
Adj $ / SQ:	174.498
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	571359
Depreciation:	177121
Depreciated Total:	394238

COMMENTS

1850.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	7	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

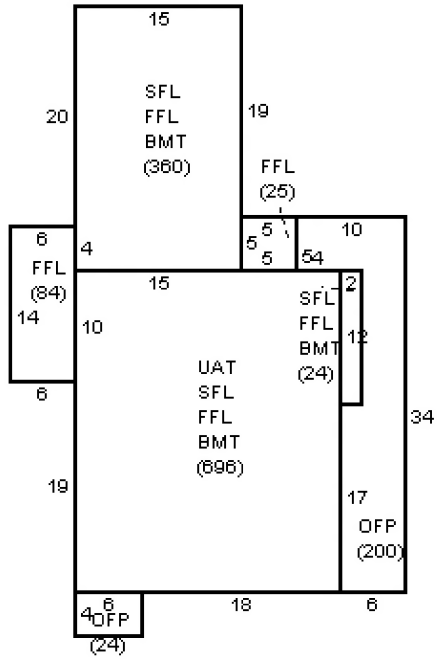
No Unit	RMS	BRS	FL
1	11	7	
Totals			
1	11	7	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.50
Special Features:	0	Val/Su Net:	105.20
Final Total:	394200	Val/Su SzAd	173.73

SKETCH



9

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,189	174.500	207,479
BMT	Basement	1,080	52.350	56,537
SFL	Second Floor	1,080	174.500	188,458
OFP	Open Porch	224	23.390	5,240
UAT	Upper Attic	174	69.800	12,145

Net Sketched Area:	3,747			Total:	469,859
Size Ad	2269	Gross Are	4269	FinArea	2269

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

052.0-0001-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	